

REGULAR MEETING

SUMMARY MINUTES

Historic Preservation Board (HPB)
Regular Meeting
Thursday, February 20, 2025 6:00 pm

Board Members Present

Derek Davis, Chair

Jeff Schwartz, Vice Chair

Anthony Abbate

Cynthia Strachan-Saunders

Daniel Stallone

Kimberly Weismantle

Ken Cutler

County Staff Present

Rick Ferrer, HPO, Urban Planning Division

Maria A. Viloria Garcia, HP Intern, Urban Planning Division

I. Call to Order/Roll Call

Meeting was called to order by the Chair at 6:04 PM; roll call taken by Mr. Ferrer with quorum established.

II. Pledge of Allegiance

Pledge of allegiance lead by the Chair.

III. Approval of Minutes

Motion to approve offered by Vice Chair Schwartz, seconded by Member Strachan Saunders. All in favor, motion passes.

IV. Public Comments

No additional public comments.

V. Public Hearing

A. Swearing in of Speakers

Speakers David Salay, Bender & Associates Architect, Sean Schutten, City of Dania Beach Public Services Deputy Director, Megan Yany, City of Dania Beach Project Manager, Joanna Granett, Dania Beach Historical Society President, Rick Ferrer, H.P.O., and Maria Viloria, H.P. Intern, were sworn in by the Chair.

B. Special Certificate of Appropriateness Application No. 2025-BD145-01 Restoration/Rehabilitation Project for the Historic Dania Womans Club 102-116 West Dania Beach Boulevard, Dania Beach, Florida 33004

The Chair requests that the applicant proceed with presentation. The project is presented by David Salay, Architect, Bender & Associates. Sean Schutten, Public Services Deputy Director, City of Dania Beach, Megan Yany, Project Manager, City of Dania Beach, and Joanna Granett, President of the Dania Beach Historical Society are also introduced on behalf of the project. Mr. Salay provides a historical background for the Historic Dania Woman's Club building, stating that

the original building dates to 1935 and was used as a library. An addition was added between 1951-1952 to make it the L-shaped building that is currently on site. In 1979, the Dania Library moved out of the 1935 building, and the building continued to be used as the headquarters of the Woman's Club. The property was added to the Florida Master Site of Historic Places in 1974. The City of Dania Beach designated the property as a local historical site in 2000. Mr. Salay's description of the restoration project include repairs, painting, cleaning, polishing, re-roofing, expanding the bathroom to meet ADA requirements, replacing the existing HVAC, electrical and plumbing systems, and other restoration and renovation fixes. The Chair and Vice Chair expressed the board's gratitude for the project. The H.P.O introduced the Staff Report to the board. He reviewed the United States Secretary of the Interior's Standards for Rehabilitation with the board and how they applied to this project. He noted that six of the ten standards applied to the project. Staff's recommendation was that the project was in compliance with the 6 applicable standards. HPB discusses the project and asked follow-up questions. Member Daniel Stallone asks for the budget and approximate duration for the project. Mr. Salay stated that final costs could approximate \$750,000-\$1MM and estimated it will take about 8 months to complete. Member Anthony Abbate asked for clarifying details on the HVAC systems. Mr. Salay stated that for the 1935 building they would be using mini splits, and the 1950 building would be using a centralized system. Member Abbate and Vice Chair Schwartz discuss their concerns with the HVAC systems, the impact they could have to the interior and exterior of the building, and provided recommendations.

Motion: Vice Chair Schwartz makes a motion for a Conditional Approval of the Special Certificate of Appropriateness, subject to two recommendations: (1) That the interior mini-split system's visual impact be lessened (by either encasing, painting, or other); and (2) providing a less impactful refrigerant line and that the project plans be clarified to avoid contractor confusion; seconded by Member Cynthia Strachan-Saunders. All in favor, motion passes.

VI. New Business

A. Introduction of new Member, Mr. Ken Cutler

The Chair proceeds to introduce Mr. Ken Cutler, who he has worked with before. Mr. Cutler states that he is a legal advisor, but also a historian and researcher. He discusses his past projects and looks forward to being involved in new preservation research as well as being involved with the board.

B. Pioneer Day 2025 – Date and Venue

Rick Ferrer, H.P.O., has been in contact with Clive Taylor, President of the Hollywood Historical Society. The Society has selected a date of preference and venue for Pioneer Day 2025. The selected date is Saturday, November 8th, 2025. The venue is set for the Hollywood Central Performing Arts Center, 1660 Monroe St, Hollywood, FL 33020. The venue is located one block south of Young Circle and has frontage on Federal Highway.

Motion: Member Abbate makes a motion to approve the date and venue for Pioneer Day 2025; seconded by Vice Chair Schwartz. All in favor, motion passes.

C. Invitation to Historic Nyberg Swanson House Re-Opening

The H.P.O. introduces the item, followed by Ms. Joanna Granett, president of the Dania Beach Historical Society. The Dania Beach Historical Society is inviting members of the Broward County HPB and staff to the re-opening of the Historic Nyberg Swanson

House, which takes place on Tuesday, February 25, 2025, at 5:00pm.

Member Abbate asks how long the event would last. Ms. Granett replied that it would end around 6:30-7:00pm.

D. “Aquaglades” Presentation by Maria Vilorio, H.P. Intern

The H.P.O. introduces a research item assigned to Maria Vilorio, Historic Preservation Intern. Ms. Vilorio introduces her research project of the defunct tourist attraction “Aquaglades” and presents a slide show. The research project started from a public inquiry for more information about the attraction. Aquaglades was a roadside tourist attraction off of State Road 84, that operated approximately between the late 1950s to 1974. It centered on animal shows and demonstrations, including alligator wrestling shows. The park had an agreement with a group of Seminole Indians that participated with a small kiosk to sell artifacts and souvenirs. The park was owned and operated by the McLellan family. The family lived and worked on site. Aquaglades was forced to close in 1974 after the popularity of small tourist attractions declined.

VII. Old Business

A. Historic Resource/Interpretive Markers – Update

The H.P.O. informs the board that final designs for the three (3) interpretive historic markers requested have been completed and that Urban Planning Division has initiated a requisition for bids on the production. Member Schwartz requested that the marker for Bowles-Strachan House include that is the Broward’s Marker No. 1. Member Abbate added that the Board of County Commissioners should be identified in the bottom along with the HPB. Motion: Vice Chair Schwartz makes a motion for approval with the incorporation of the addition and edits; seconded by Member Stallone. All in favor with one abstention (Member Strachan-Saunders), motion passes.

VIII. Comments by the Chair

The Chair noted that he will be doing a presentation to the Broward Children’s Services Council related to Black History Month.

IX. Announcements by Board Members

Member Weismantle noted that the Town of Davie is hosting the Orange Blossom Festival and Rodeo on the coming weekend. Member Strachan Bowles noted that Channel 4 had recently taped at the Bowles-Strachan House. Member Cutler noted that on March 8th, the City of Parkland would be celebrating “Parkland Day” their birthday anniversary. Member Abbate noted that he had contributed a chapter to architect Dan Duckham’s book “*The Elation of Creation*” and that on January 17th he had conducted a talk at the Stranahan House about living at the Stranahan House.

X. Adjournment

The Chair adjourns the meeting at 8:04 pm.